

**RE: EXTERNAL MAIL: RE: Rough Draft of the EDAC Report**

John Donlevy </O=FIRST ORGANIZATION/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=JOHN DONLEVY>

Wed 1/2/2019 5:52 PM

To: 'Jeff Roberts' <[REDACTED]>

Jeff,

How about a call on Thursday afternoon around 3 to talk??

John

John W. Donlevy, Jr., City Manager  
City of Winters  
318 First Street  
Winters, CA 95694  
[REDACTED]

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**From:** Jeff Roberts [mailto:[REDACTED]]  
**Sent:** Wednesday, January 02, 2019 7:37 AM  
**To:** John Donlevy  
**Subject:** EXTERNAL MAIL: RE: Rough Draft of the EDAC Report

John,

Happy 2019!

I have read the report that you provided on the 31<sup>st</sup> and do have some comments. Obviously I am looking at this document with our proposed Specific Plan / EIR effort in mind. We can talk when you have a chance.....

I also would like to discuss the timing of the "Planning" session.

Do you have a separate "Advisory Group" that is organized for the Planning discussions or is it the same as the EDAC?

Let me know when you are available. Thanks

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**From:** John Donlevy [mailto:john.donlevy@cityofwinters.org]  
**Sent:** Monday, December 31, 2018 12:25 PM  
**To:** Jeff Roberts  
**Subject:** FW: Rough Draft of the EDAC Report

Jeff,


Here a very rough draft of the EDAC Report. As a heads up, I am considering moving the "planning" section from the January 23 meeting to allow a broader discussion on the many topics which will segue the discussion into

planning for the north area. My feeling is that we simply would not do justice to either the economic or the planning discussion if we try to do it on the same evening.

If you want to talk on the phone, please let me know.

John

John W. Donlevy, Jr., City Manager  
City of Winters  
318 First Street  
Winters, CA 95694



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**From:** John Donlevy  
**Sent:** Monday, December 31, 2018 12:22 PM  
**To:** John Donlevy  
**Subject:** Rough Draft of the EDAC Report


All,

Attached is the rough draft/notes version of the EDAC Report which will be presented on January 23. Please note that there are many charts and tables to be included, along with appendices.

I am open to any and all suggestions about other elements to be included in the final draft. My plan is to have final draft done by Friday of this week. Please take a look and let me know what you think.

John

John W. Donlevy, Jr., City Manager  
City of Winters  
318 First Street  
Winters, CA 95694



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## EXTERNAL MAIL: Thanks for the Conversation

Jeff Roberts <[REDACTED]>

Fri 1/4/2019 7:26 AM

To: John Donlevy <john.donlevy@cityofwinters.org>

John,

Thanks again for the conversation yesterday regarding the upcoming meetings of the Economic Development Advisory Committee. I will be in attendance on January 23<sup>rd</sup> when the Committee's report will be presented.

Also, I will send you a DRAFT of the Specific Plan Authorization request on January 18<sup>th</sup> for your review and comment.

Have a great vacation and enjoy the time away!

**Jeffrey T. Roberts**

**Assemi Group, Inc.**

**1396 W. Herndon Suite 110, Fresno, CA 93711**

[REDACTED]

**EXTERNAL MAIL: Welcome back John!**

Jeff Roberts <[REDACTED]>

Thu 1/17/2019 8:32 AM

**To:** John Donlevy <john.donlevy@cityofwinters.org>

I hope that you had a nice vacation John.

I wanted to check in today in advance of the date you told me to submit the DRAFT Request.

I have the graphics and the writeup prepared but know that you wanted to see it in a "DRAFT" before the formal submittal

Am I ok to submit that tomorrow as we discussed a few weeks ago?

Let me know. Thanks!

**Jeffrey T. Roberts**

**Assemi Group, Inc.**

**1396 W. Herndon Suite 110, Fresno, CA 93711**  
[REDACTED]

*Jesse*

**Tracy S. Jensen**

---

**From:** Jesse Loren  
**Sent:** Wednesday, January 30, 2019 11:00 AM  
**To:** Tracy S. Jensen  
**Subject:** Re: February Availability

Tuesday the 26th is best for me.


Jesse Loren  
Winters City Council Member  


On Jan 30, 2019, at 10:44 AM, Tracy S. Jensen <[tracy.jensen@cityofwinters.org](mailto:tracy.jensen@cityofwinters.org)> wrote:

Good morning,

John has invited Jeff Roberts to come and discuss his project with all of you. Individual meetings will be set up for each of you to meet with Jeff & John. Jeff is available on Monday, February 11<sup>th</sup> and Tuesday, February 26<sup>th</sup>. Please let me know if you are available on one or both of these dates, and if so, if you prefer to meet in the morning or the afternoon. Once I hear back from everyone, I will notify you of the meeting date & time for each of you.

Thanks,

*Tracy Jensen*  
*Records & Information Manager*  
*and City Clerk*  
*City of Winters*  
*318 First St.*  
*Winters, CA 95694*  


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Tracy S. Jensen

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**From:** Wade Cowan  
**Sent:** Wednesday, January 30, 2019 4:05 PM  
**To:** Tracy S. Jensen  
**Subject:** Re: February Availability

Monday the 11th is better for me  
Wade

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Sent from my iPad

On Jan 30, 2019, at 10:44 AM, Tracy S. Jensen <[tracy.jensen@cityofwinters.org](mailto:tracy.jensen@cityofwinters.org)> wrote:

Good morning,

John has invited Jeff Roberts to come and discuss his project with all of you. Individual meetings will be set up for each of you to meet with Jeff & John. Jeff is available on Monday, February 11<sup>th</sup> and Tuesday, February 26<sup>th</sup>. Please let me know if you are available on one or both of these dates, and if so, if you prefer to meet in the morning or the afternoon. Once I hear back from everyone, I will notify you of the meeting date & time for each of you.

Thanks,

*Tracy Jensen*  
*Records & Information Manager*  
*and City Clerk*  
*City of Winters*  
*318 First St.*  
*Winters, CA 95694*

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**Tracy S. Jensen**

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**From:** Bill Biasi  
**Sent:** Tuesday, April 09, 2019 4:55 PM  
**To:** Tracy S. Jensen  
**Subject:** FW: Meeting on Feb. 11 w/Jeff Roberts

Bill Biasi  
Mayor  
City of Winters  
318 First Street  
Winters, CA 95694  
[REDACTED]

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**From:** Tracy S. Jensen  
**Sent:** Friday, February 01, 2019 3:55 PM  
**To:** Bill Biasi  
**Subject:** Meeting on Feb. 11 w/Jeff Roberts

Hi Bill,

Everyone has agreed upon February 11<sup>th</sup> and Jeff indicated this was the best day for him as well. You had requested meeting late in the afternoon. Instead of late afternoon, could you possibly meet with Jeff & John first thing in the morning instead? We would like to try and catch you on your way to work. Please let me know if you can possibly do this, and if so, what time can you be here?

Thanks,

*Tracy Jensen*  
*Records & Information Manager*  
*and City Clerk*  
*City of Winters*  
*318 First St.*  
*Winters, CA 95694*  
[REDACTED]



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## Tracy S. Jensen

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**From:** Harold Anderson  
**Sent:** Wednesday, April 10, 2019 10:07 AM  
**To:** Tracy S. Jensen  
**Subject:** Fwd: February Availability

I am sending you emails from these dates: 1/30/19 (3 emails), 2/04/19, and 3/13/19 regarding Jeff Roberts.  
Harold

Sent from my iPad

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Begin forwarded message:

**From:** "Tracy S. Jensen" <[tracy.jensen@cityofwinters.org](mailto:tracy.jensen@cityofwinters.org)>  
**Date:** January 30, 2019 at 12:40:11 PM PST  
**To:** Harold Anderson <[harold.anderson@cityofwinters.org](mailto:harold.anderson@cityofwinters.org)>  
**Subject:** RE: February Availability

I'm sorry! Jeff Roberts is the one that is interested in developing the property north of town. I believe he works with/for Greg Hostettler.

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**From:** Harold Anderson  
**Sent:** Wednesday, January 30, 2019 12:39 PM  
**To:** Tracy S. Jensen  
**Subject:** Re: February Availability

Tracy Please let me know who Jeff Roberts is and why his project is.  
Respectfully, Harold Anderson

Sent from my iPad

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Good morning,

John has invited Jeff Roberts to come and discuss his project with all of you. Individual meetings will be set up for each of you to meet with Jeff & John. Jeff is available on Monday, February 11<sup>th</sup> and Tuesday, February 26<sup>th</sup>. Please let me know if you are



available on one or both of these dates, and if so, if you prefer to meet in the morning or the afternoon. Once I hear back from everyone, I will notify you of the meeting date & time for each of you.

Thanks,

*Tracy Jensen*  
*Records & Information Manager*  
*and City Clerk*  
*City of Winters*  
*318 First St.*  
*Winters, CA 95694*



image001.jpg

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## EXTERNAL MAIL: Follow up on meetings at City Hall ( 2-11-19 )

Jeff Roberts <[REDACTED]>

Tue 2/12/2019 7:35 AM

To: John Donlevy <john.donlevy@cityofwinters.org>

John,

Thanks for putting the 5 meetings together with the Councilmembers. I think that the day was productive and I know that I learned a lot.

I checked back in my emails and I don't see anything from Heide Tschudin that resembles an outline for a Specific Plan. perhaps she shared that with you.

Please let's get the follow up meeting(s) set with Pierre Neu and Jesse Loren ( if needed ). I can come up to Winters or talk on the phone...

I believe that the Council members recognize that there will be some major infrastructure challenges ahead, with or without the Specific Plan. I hope that they see that this can be an opportunity for the City to address flooding, groundwater, sewer treatment, and circulation issues.

I skimmed through the Draft Report of the EDAC. It has a lot of points that are helpful. When will this be officially released?

Thanks again John!

**Jeffrey T. Roberts**

**Assemi Group, Inc.**

**1396 W. Herndon Suite 110, Fresno, CA 93711**

[REDACTED]

**EXTERNAL MAIL: FW: EXTERNAL MAIL: RE: Follow Up Meeting w/Pierre Neu & John Donlevy**

Jeff Roberts <[REDACTED]>

Thu 2/21/2019 7:56 AM

**To:** Tracy S. Jensen <tracyjensen@cityofwinters.org>

**Cc:** John Donlevy <john.donlevy@cityofwinters.org>

I am doublechecking on today's meeting. I wanted to make sure it's still "on" before I get in the car.

Please let me know as soon as possible. Thanks!

**Jeffrey T. Roberts**

**Assemi Group, Inc.**

**1396 W. Herndon Suite 110, Fresno, CA 93711**  
[REDACTED]

---

**From:** Tracy S. Jensen [mailto:tracy.jensen@cityofwinters.org]

**Sent:** Tuesday, February 12, 2019 5:05 PM

**To:** Jeff Roberts

**Subject:** RE: EXTERNAL MAIL: RE: Follow Up Meeting w/Pierre Neu & John Donlevy

Hi Jeff,

I've sent the meeting invite to Pierre but I haven't heard back from him yet.

Let's go ahead and pencil it in and I'll let you know if anything changes.

Thanks!

Tracy

---

**From:** Jeff Roberts [mailto:[REDACTED]]

**Sent:** Tuesday, February 12, 2019 3:17 PM

**To:** Tracy S. Jensen

**Subject:** EXTERNAL MAIL: RE: Follow Up Meeting w/Pierre Neu & John Donlevy

I could be there at 3:30 on 2-21-19. Thanks!

---

**From:** Tracy S. Jensen [mailto:tracy.jensen@cityofwinters.org]

**Sent:** Tuesday, February 12, 2019 3:20 PM

**To:** Jeff Roberts

**Subject:** Follow Up Meeting w/Pierre Neu & John Donlevy

Hi Jeff,

I have been asked to schedule a follow-up meeting between you, Pierre & John.

John will be out of the office the remainder of this week, and Monday is a holiday, but if you are able to come and meet within the times listed below, it would be appreciated.

Tuesday, February 19<sup>th</sup>, 9:30-11am

Wednesday, February 20<sup>th</sup>, 3:30-5pm

Thursday, February 21<sup>st</sup>, 10:30am-12pm or 3:30-5pm

If these dates and times don't work for you, we can look into the following week. Please let me know.

Thanks,

*Tracy Jensen*

*Records & Information Manager*

*and City Clerk*

*City of Winters*

*318 First St.*

*Winters, CA 95694*



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## RE: EXTERNAL MAIL: Economic Development Committee

John Donlevy </O=FIRST ORGANIZATION/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=JOHN DONLEVY>

Tue 3/5/2019 10:43 AM

To: 'Jeff Roberts' <[REDACTED]>

📎 1 attachments (5 MB)

Revised Draft EDAC Report on 2-27-2019.docx;

Jeff,

We will be working on dates, etc on Thursday. Lots going on and frankly too many balls in the air right now.

The final draft of the economic report is being revised (attached) and we will then set a meeting for the presentation.

Stay tuned.

John

John W. Donlevy, Jr., City Manager  
City of Winters  
318 First Street  
Winters, CA 95694  
[REDACTED]

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**From:** Jeff Roberts [mailto:[REDACTED]]  
**Sent:** Tuesday, March 05, 2019 8:08 AM  
**To:** John Donlevy  
**Subject:** EXTERNAL MAIL: Economic Development Committee

Good morning John,

I was wondering if you have a date when the final Economic Development Committee report will be released / presented to the City Council?

I am looking at my calendar for the next few months and notice that I will be out of town ( Washington DC ) on 5-07-19

I am ready to submit the request letter any time that you think is appropriate.

Please let me know. Thanks!

**EXTERNAL MAIL: Re: Bellvue North Specific Plan**

Jeff Roberts <[REDACTED]>

Wed 3/13/2019 11:27 AM

**To:** John Donlevy <john.donlevy@cityofwinters.org>

I am tied up right now but I see that you want a deposit. How much?

Sent from my iPhone

On Mar 13, 2019, at 11:00 AM, John Donlevy  
<john.donlevy@cityofwinters.org<mailto:john.donlevy@cityofwinters.org>> wrote:

Jeff,

Attached is a formal letter response to our discussion on the Bellvue North Specific Plan. Please call me if you have any questions.

Thanks,

John

John W. Donlevy, Jr., City Manager  
City of Winters  
318 First Street  
Winters, CA 95694  
[REDACTED]

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<Bellvue North Specific Plan- Letter to Jeff Roberts- 3-13-2019.pdf>

## EXTERNAL MAIL: Re: Friday Update on March 22 2019

Jeff Roberts <[REDACTED]>

Fri 3/22/2019 6:25 PM

To: John Donlevy <john.donlevy@cityofwinters.org>

John,

Thanks so much for the nice acknowledgement in your report! I have been out of town but got the reimbursement agreement from your staff yesterday and will be executing it next week.

Sent from my iPhone

On Mar 22, 2019, at 6:13 PM, John Donlevy  
<john.donlevy@cityofwinters.org<mailto:john.donlevy@cityofwinters.org>> wrote:

All,

- For those interested in getting a reservation or making plans for the Hotel Winters, go to [http://www.hotelwinters.com<http://www.hotelwinters.com>]www.hotelwinters.com<http://www.hotelwinters.com> to make those big plans.

- The swearing in ceremony for new Fire Chief Brad Lopez will be at 6:00 p.m. on Thursday April 4 at the Fire Station. All are invited and it will be a very important day for Winters Fire.

- The property owners for the most northern properties in the City's planning area are expected to be submitting a proposal for the development of a specific plan to cover the future land uses. Staff has been working with representatives on an overall outline of the planning process, a work plan, a reimbursement of costs agreement and an overall strategy for the public process. The meetings have been extremely positive and will be a significant effort for the City which will help cast the future build out of Winters. So far, so good!

- Staff is working with the Winters Chamber on a new event for the community called the "Hispanic Music Festival". Lots of details to work through and we will be holding a meeting on this next week.

- The Economic Development Advisory Committee's Report is now in the formatting stage for final publication. Overall, the report is an impressive, insightful set of a recommendation beyond the scope of many of the past reports. Look for the report to come out within the next two weeks!

- Storm and Pond Update: New containment levy's have been installed near the Highland Canal to capture some of the water which was inundating the Rancho Arroyo Detention Pond and causing the January overflow. The pumps in the detention pond have been tested and are operational with auxiliary power. PG&E has begun pulling the final power into the new subdivisions and when people see the street lights go on to the north, the detention pond pumps will be fully operational and we should be back to normal.

- The Marriot Fairfield Inn is still working through final financing. Staff is working with more banking people than we should legally be required to talk to. The permit on this project has already been issued, so hopefully construction will start during the summer!

Finally, I had an opportunity to participate in the Youth Empowerment Seminar which was hosted by Yolo Auditor-Controller-Elections Officer Jesse Salinas. The program is designed to educate high school students on local government and allow them to discuss issues important to them. It was an amazing program!

The first thing you realize is the local government is just not taught in our schools in really any form. It was surprising what some clearly well informed students simply did not know about how their communities operate in relation to local services, including their own education through the school districts.

The most important thing you realize is what a promising future we have with these students. The students were extremely sharp and passionate on a variety of the top issues of today from health care, food, water and housing. I will share that when it comes to housing and development, the students understand the crisis in housing costs and availability probably better than most adults. Sustainability to them falls into where they live in proximity to jobs, entertainment and amenities. It was refreshing to hear them taking a much longer view on the future than I expected.

The “ah ha” moment for me was sitting with two students from Winters High, one of which I have known literally her entire life (she is my neighbor) and the other is the cadet sergeant with our Police Department Cadet Program. The poise and confidence of these young women was impressive. Articulate, sharp and very capable of taking on the assignments being given by the YES coordinator. They took on a couple pretty complex issues and just knocked them out of the park! I was proud to be from Winters as they showed leadership at the table with students from other schools.

One thing I have learned about students from Winters High (both of my kids are Winters High grads) is that small town school avails a very quiet confidence because there are few places for them to hide. The engagement they get compared to students in the larger high schools is evident. We are blessed with some really good teachers throughout the WJUSD and it shows. Our students represented well at the YES conference!

Have a nice weekend.

John

John W. Donlevy, Jr., City Manager  
City of Winters  
318 First Street  
Winters, CA 95694

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## FW: Economic Dev Report Final Report 3-29-2019 2

John Donlevy </O=FIRST ORGANIZATION/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=JOHN DONLEVY>

Fri 3/29/2019 3:20 PM

To: 'Jeff Roberts' <[REDACTED]>

 1 attachments (1 MB)

Economic Dev Report Final Report 3-29-2019 2.pdf;

FYI. This is the final report.

John

John W. Donlevy, Jr., City Manager  
City of Winters  
318 First Street  
Winters, CA 95694  
[REDACTED]

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**From:** John Donlevy

**Sent:** Friday, March 29, 2019 3:17 PM

**To:** John Donlevy

**Subject:** Economic Dev Report Final Report 3-29-2019 2

**EXTERNAL MAIL: Re: EXTERNAL MAIL: RE: EXTERNAL MAIL: Re: EXTERNAL MAIL:  
RE: Winters Specific Plan**

Jeff Roberts <[REDACTED]>

Wed 4/3/2019 7:08 AM

To: John Donlevy <[john.donlevy@cityofwinters.org](mailto:john.donlevy@cityofwinters.org)>

John,

I was able to catch most of the discussion from the public. The commenters really want an open and transparent process and I don't see any problem with that at all. I didn't get the names other than Kate Kelly but took some notes.

Thanks again for alerting me. It was very helpful for me to get a little insight.

I hope you saw my email yesterday; the "checks in the mail".

Sent from my iPhone

> On Apr 2, 2019, at 5:42 PM, John Donlevy <[john.donlevy@cityofwinters.org](mailto:john.donlevy@cityofwinters.org)> wrote:

>

> Jeff,

>

> You may want to watch on our live feed tonight or see the replay. I am talking about the land use element of the General Plan and I expect some folks at the meeting.

>

> John

>

> John W. Donlevy, Jr., City Manager

> City of Winters

> 318 First Street

> Winters, CA 95694

> [REDACTED]  
> [REDACTED]

>

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>

> -----Original Message-----

> From: Jeff Roberts [[mailto:\[REDACTED\]](mailto:[REDACTED])]

> Sent: Tuesday, April 02, 2019 5:14 PM

> To: Shelly Gunby

> Cc: Ethan Walsh; [REDACTED]; John Donlevy

> Subject: EXTERNAL MAIL: RE: EXTERNAL MAIL: Re: EXTERNAL MAIL: RE: Winters Specific Plan

>

> All,

>

> Please see attached agreement and check ( copy ). The originals will be in the mail tomorrow and the funds in the check, combined with the existing fund balance, should total \$20,000.

>

> Please feel free to call me if you have any questions.

## EXTERNAL MAIL: RE: Acreage numbers

Jeff Roberts <[REDACTED]>

Thu 4/4/2019 3:01 PM

**To:** John Donlevy <john.donlevy@cityofwinters.org>

John,

Here are the numbers:

1. 183
2. 393 ( includes the 183 listed above )
3. 130
4. 270
5. 480 ( this covers all of our land NOT within the City Limits )

**Jeffrey T. Roberts**

**Assemi Group, Inc.**

**1396 W. Herndon Suite 110, Fresno, CA 93711**  
[REDACTED]

---

**From:** John Donlevy [mailto:john.donlevy@cityofwinters.org]

**Sent:** Thursday, April 04, 2019 2:29 PM

**To:** Jeff Roberts

**Subject:** Acreage numbers

Jeff,

What are the following:

Number of acres owned inside the City Limits

Number of acres owned in the sphere?

Number of acres to the west owned by other property owners?

Number of acres in the proposed increased sphere area?

Number of acres in the proposed agricultural mitigation area to the north?

Thanks,

John

John W. Donlevy, Jr., City Manager

City of Winters

318 First Street

Winters, CA 95694  
[REDACTED]

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## EXTERNAL MAIL: RE: Friday Update on April 5 2019

Jeff Roberts <[REDACTED]>

Fri 4/5/2019 2:57 PM

To: John Donlevy <john.donlevy@cityofwinters.org>

Thanks John...nice job!

Now I see why you wanted those numbers.

Have a nice weekend

**Jeffrey T. Roberts**

**Assemi Group, Inc.**

**1396 W. Herndon Suite 110, Fresno, CA 93711**

---

**From:** John Donlevy [mailto:john.donlevy@cityofwinters.org]

**Sent:** Friday, April 05, 2019 2:41 PM

**To:** John Donlevy

**Subject:** Friday Update on April 5 2019

All,

A very busy and active week.

- Congratulations to **Winters Fire Chief Brad Lopez** on his official appointment and swearing in. Winters Fire has probably the strongest team in its history led by Chief Lopez now coordinating Administration and Operations, **Captain Art Mendoza** who oversees prevention and is the Fire Marshall and **Captain Matt Schechla** who oversees Facilities, Training and Medical Operations. Their leadership is amazing and our public safety has never been stronger.
- The street lights in the roundabout are taking a beating! We lost the second one from someone missing a turn and driving up onto the sidewalk. The jinx on the situation is that we had on that very day received the replacement for the other light taken out about a month ago.
- Staff met with Yolo County representatives to discuss fire issues at **Hay Kingdom**. The fires over the past few weeks have created issues which need to be remedied. I think I speak for a lot of folks who agree that the City routinely smelling like a bad ashtray.
- Staff has been working with the Downtown Property Owners and businesses on a project to consolidate their trash operations into a single location to beautify the Newt's Expressway Alley and begin the [Alley Activation Master Plan](#). The merchants have brought a request to locate the trash enclosure on the new parking lot location on First Street and the alley (which would take out a couple parking spaces) This will come before the City Council on April 16 2019 for a decision on the location of the enclosure.

We had a very busy City Council Meeting with public input regarding concerns on development, planning and annexation which are related to a possible request for a Specific Planning Process for the most northerly properties in the City. Lots of issues and questions came up, so I thought it might be beneficial to clarify some things and answer some of the questions directly.

Questions:

**1. What proposals have been received by the City from the property owners and what is their request from the City?**

The representatives from Bellvue North who owns the majority of the property in the north part of the City's planning area have not submitted any plans or official requests to the City as of today. Staff has been in discussions with them regarding the potential for a long range Specific Plan for their property. Discussions have predominantly focused on the area where the planning would occur, the process and scope of the work which would be undertaken, reimbursement of costs incurred by the City to be paid by the applicant and the need for extensive public engagement, environmental review and planning.

Staff has specifically told Bellvue North that any specific plan must include a planning process which includes all land both inside the City Limits and within the current planning area which are outside the limits which would need to be annexed. We put it on Bellvue North to work with the remaining property owners (there are three others) to participate in the planning effort, which they have said they have done. The reason for including the remaining properties is so the final plan will have complete continuity for the entire area.

**2. What land are we talking about, how much is in the current City limits, how much is in the planning area, how much land would be annexed?**

A simple geographic reference and roughly speaking it is for the properties located just north of Niemann Street and Moody Slough (not including those properties on Niemann). Bellvue North owns 183 acres which are currently within the City limits, 210 acres which are within the City's planning area but not in the City limits (the acreage which would need to be annexed) for a total of 393 acres. There are approximately 130 acres owned by other property owners which are in the planning area but not in the limits which are owned by others (and would need to be annexed at a later time). In conversations with Bellvue North, they have discussed the idea of possibly expanding the City's planning area by approximately 270 acres on additional land they own north of the City's General Plan area. They have also suggested they are interested in establishing a 480 acre agricultural mitigation area just north of the City.

The numbers included here are directly from the Bellvue North. In meetings, they have shown maps and photo's but not submitted or given anything for the City to keep. I would venture to guess that over the years, we have seen no fewer than 6 versions, all different with very little specificity on ultimate land uses.

**3. Has the City Staff and City Council been meeting with the north area property owners and what has been the context of those conversations?**

Yes. Over the years, we have met with representatives of Bellvue North, their owner Greg Hostetler, their engineers and environmental consultants on numerous occasions regarding multiple topics including flood control and drainage, Moody Slough, the prospect of creating public access for bike and walking trails, water, wastewater re-use, environmental projects, economic development opportunities and planning. In total (both in and out of the City) they own literally thousands of acres and are a major land concern so without question, Staff talks with them.

As Staff discussions with Bellvue North moved toward the potential for a request coming to the City, their representative, Jeff Roberts requested to meet with the City Council Members in February for an opportunity to introduce himself, talk about the prospects of a specific planning process and the overall process for public engagement, plan development and environmental review. The Council Members met individually (so as to avoid a violation of the Brown Act) with Mr. Roberts, he brought in some large photo's of the properties and talked about the concept of the specific plan, possible expansion of the planning area and agricultural mitigation area. Staff (me) sat in on each meeting to assure continuity of information delivered to the Council and to answer any questions or provide clarification on issues which might arise, especially on process. One City Council Member met with Mr. Roberts on a second occasion and Staff participated in that meeting also.

In the past, Mr Roberts has inquired about the prospect of submitting a subdivision map for the 183 acres already in the City limits for development (which they can do at any time). Staff has suggested that a more comprehensive planning effort, such as a specific plan would be more beneficial to the City. The logic behind this position is that a broader planning area gives greater opportunities for a cohesive long term outcomes which would benefit the City.

As part of the Economic Development Advisory Committee Meetings (EDAC in 2018), Jeff Roberts representing the property owner came in as a guest speaker to answer questions regarding potential economic development opportunities on their property. The EDAC has included extensive [recommendations on](#) land use and flood control in their report. Because many recommendations were specific to Bellvue North land, Staff provided drafts of the report to Mr. Roberts so their group would not be surprised or unaware of the discussions. As Mr. Roberts was considering submitting a planning request, Staff repeatedly suggested that they wait to allow public discussions to occur (through the Strategic Planning Workshops) so they could hear public input outside of their request before submitting and starting another process.

As an aside, Staff meets constantly with property owners, businesses and prospective property owners about land use. At the City of Winters, we work to maintain optimum transparency and customer service for people who own property, businesses or are looking to invest in the City. Its simply what we do both big and small! The biggest complaint about government is people's inability to "get answers" so we work to keep an open door and be accessible.

**4. Has a request for proposal (RFP) been released for planning firms to assist the property owners in the development of a specific plan?**

The City Staff is unaware of any RFP by Bellvue North for planning services. We have told them and they have acknowledged that they want to bring a quality planning organization as part of any application to work with the City on such a project, so it would not be out of the ordinary for them to look to hire someone. This is no different than a property owner who hires an architect to help them design a home. In this case, Bellvue North will have a large group of planners, engineers, environmental consultants, etc within their team and doing an RFP is how you get proposals.

**5. Has the City entered into a reimbursement agreement with the developer to cover costs to pay the City for services associated with working with the developer?**

Before considering or working on any submittal by Bellvue North (or any applicant), the City has provided our standard form "reimbursement agreement" which provides for the applicant to cover all City costs in the consideration of their application. In this case, we requested a \$20,000 deposit and they have executed and sent the agreement it back. We do this for all projects to insure that the City costs are covered.

As a perspective, the City hires and pays all consultants associated with processing an application by any developer. This includes the project manager, environmental consultants, engineers, traffic engineers, financial consultants, etc as well as City Staff. The City team works independently of the applicant, reporting only to the City and not the applicant. This is done to avoid any conflicts. It is through the reimbursement agreement that the City receives the funds to pay the consultants.

**6. Has the City been in contact with the Yolo Local Agency Formation Commission regarding annexation information?**

Yes. LAFCO is the agency responsible for all annexations and it is logical to contact them on process and law. Our discussions are also a courtesy to keep them in the loop that something might be on the horizon. We have been talking with them about annexation issues for probably the past 5 years!

**7. When will the City be moving forward on an update of its General Plan, doing a General Plan "Refresh" or additional planning work?**

General Plans are extremely expensive and the City still owes almost \$400,0000 from the 1992 plan. Timing on this depends on whether a planning application is submitted by Bellvue North which would essentially do a comprehensive update on all of our planning documents and in essence, an updated General Plan. The City has received a \$100,000 grant towards a “refresh” of our documents to make them more user friendly and in line with State goals for how planning documents look. A refresh would most likely occur in our 2019-20 Fiscal Year.

Tuesday night was an active discussion with lots of issues.

Have a nice weekend!

John

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